

096.0

0008

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

853,000 / 853,000

USE VALUE:

853,000 / 853,000

ASSESSED:

853,000 / 853,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		UPLAND RD WEST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: NIKHIL RISHIYUR S	
Owner 2: HARRISON DONNA J	
Owner 3:	

Street 1: 53 UPLAND RD WEST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ROY DEB K -

Owner 2: -

Street 1: 53 UPLAND RD WEST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1979, having primarily Clapboard Exterior and 2064 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6711		Sq. Ft.	Site		0	70.	0.88	4			Topo	-5					413,185						413,200	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6711.000		439,800				413,200		853,000						63255	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					11/30/18	

USER DEFINED

Prior Id # 1:	63255
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	06:22:50
PRINT	
LAST REV	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 096.0-0008-0003.0

!7901!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	439,800	0	6,711.	413,200	853,000		Year end	12/23/2021
2021	101	FV	439,800	0	6,711.	413,200	853,000		Year End Roll	12/10/2020
2020	101	FV	439,800	0	6,711.	413,200	853,000	853,000	Year End Roll	12/18/2019
2019	101	FV	367,800	0	6,711.	413,200	781,000	781,000	Year End Roll	1/3/2019
2018	101	FV	367,800	0	6,711.	354,200	722,000	722,000	Year End Roll	12/20/2017
2017	101	FV	367,800	0	6,711.	330,500	698,300	698,300	Year End Roll	1/3/2017
2016	101	FV	367,800	0	6,711.	283,300	651,100	651,100	Year End	1/4/2016
2015	101	FV	331,500	0	6,711.	253,800	585,300	585,300	Year End Roll	12/11/2014

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROY DEB K	53232-385		7/20/2009		571,000	No	No		
BEARDSLEY BRUCE	31950-587		10/24/2000		350,000	No	No	4	
	14078-583		9/1/1980		104,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/3/2011	112	Redo Bat	16,000					REDO 2 BATHS	11/30/2018	Inspected	PH	Patrick H
									11/16/2018	MEAS&NOTICE	CC	Chris C
									3/10/2009	Meas/Inspect	372	PATRIOT
									11/3/2000	Hearing Chag	189	PATRIOT
									11/29/1999	Inspected	267	PATRIOT
									11/9/1999	Mailer Sent		
									10/18/1999	Measured	256	PATRIOT
									7/29/1991		JK	

ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

INTERIOR INFORMATION

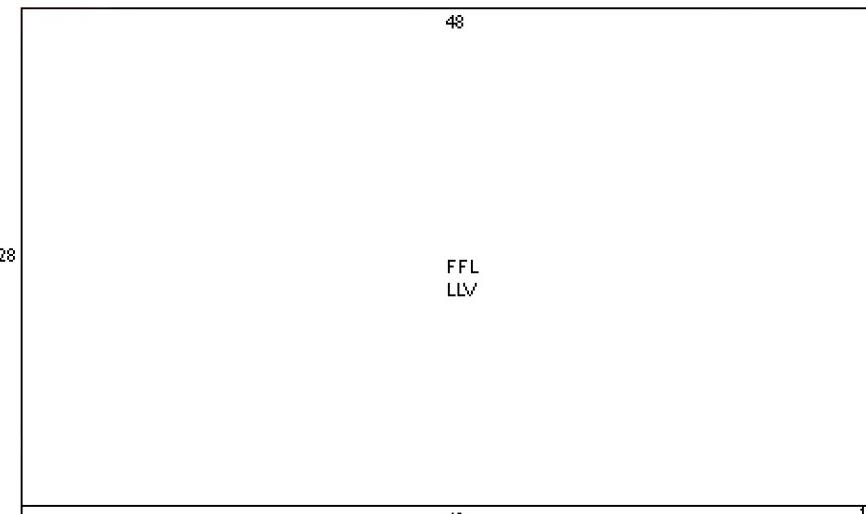
Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	2
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
	% AC: 100
Solar HW:	NO
	Central Vac: NO
% Com Wal	% Sprinkled

MOBILE HOME

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

SKETCH



SUB ARFA

SUB AREA DETAIL

AssessPro Patriot Properties, Inc.

